



City of Santa Barbara

Public Works Department

SantaBarbaraCA.gov

November 9, 2020

Main Office

630 Garden Street
P.O. Box 1990
Santa Barbara, CA
93102-1990

Tel: (805) 564-5377
Fax: (805) 897-2613

Engineering

Tel: (805) 564-5363
Fax: (805) 564-5467

Facilities & Energy Management

Tel: (805) 564-5583
Fax: (805) 897-2577

Fleet Management

Tel: (805) 564-5402
Fax: (805) 897-2515

Streets Operations & Infrastructure Management

Tel: (805) 564-5454

Transportation Planning & Parking

Tel: (805) 564-5385
Fax: (805) 564-5467

Water Resources

Tel: (805) 564-5387
Fax: (805) 897-1991

SUBJECT: Scenic Dr – Utility Underground Assessment District – Resident Petition

Dear Community Member:

I am excited to share with you the results of an initial meeting with a Neighborhood Committee and consultation performed with the utility companies regarding undergrounding all overhead utilities on Scenic Drive from Harbor View Drive to the east end.

The project would be completed using a Utility Underground Assessment District (UUAD) whereby funding would come from an assessment from the property owners to the City and then the City would contract for construction of the underground conduits, followed by the utility companies then placing their lines in those conduits. The proposed UUAD area is shown on the attached Map and was specifically selected for a successful project. Please also see the attached Neighborhood Committee statement. The project would also include:

- 1) Conversion of your house overhead service meters to an underground compatible meter – this would not be part of the Public Works contract,
- 2) New City Street Lights – maybe four – compatible with Scenic Drive, and
- 3) Pad mounted transformers to replace those currently on poles.

Property owner assessments could be in the range of \$14K to \$42K depending on benefit. Options for payment if and when formed include:

- 1) Direct payment to City
- 2) Lien against parcel, repaid over a period not to exceed 30 years with interest
- 3) State Property Tax Postponement Program – Certain seniors or disabled may qualify to have deferred until transfer or sale of home

Please return the petition form with your property line filled out by December 15, 2020. You may do so by returning via email to jrivera@santabarbaraca.gov or mailing to City of Santa Barbara, Attention: Jose Rivera, Public Works, P. O. Box 1990, Santa Barbara, CA 93102. This is a non-binding petition.

After City staff has counted the petition results, I will schedule a meeting in January of 2021 to share the results and discuss next steps in moving forward with the project!

Sincerely,

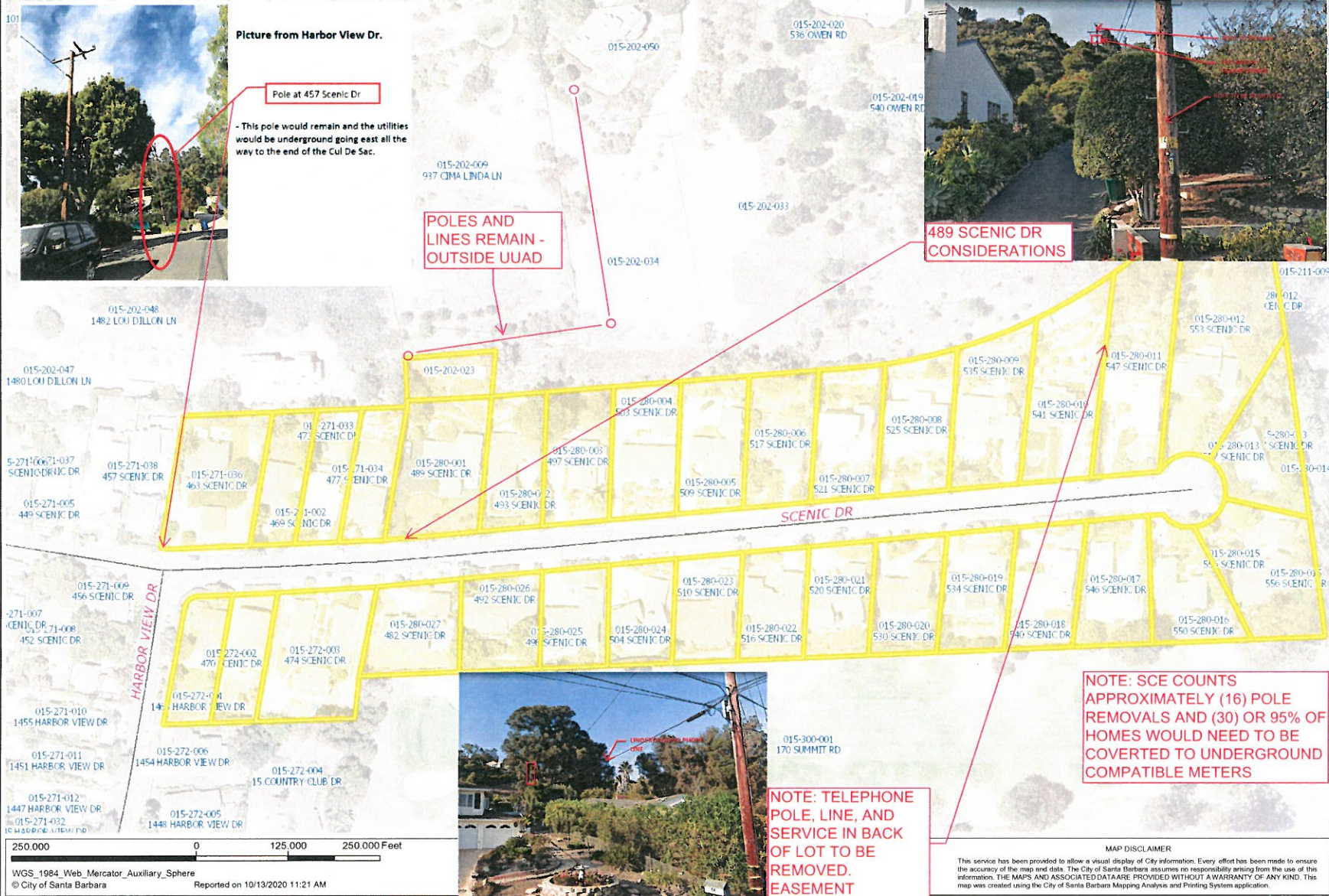
A handwritten signature in black ink that reads "Adam Hendel".

Adam Hendel, Principal Engineer

www.santabarbaraca.gov/uuad or ahendel@santabarbaraca.gov for more info



Scenic Drive - Initial Utility Underground Assessment District Area



Scenic Drive Proposed Utility Under-grounding Project Neighborhood Committee Vision Statement

Scenic Drive is a uniquely beautiful cul de sac of modest but lovely Santa Barbara homes tucked behind the western part of the Montecito Country Club and in a neighborhood north of Old Coast Highway and between Salinas and Hot Springs Roads. Many of the homeowners have lived on this street for 30, 40, 50 or even 60 years. Some of the homes have been passed from one generation to the next. Almost every home has a stunning view of the ocean, Santa Cruz island, and the Andree Clark Bird Refuge; some homes are adjacent to the golf club, others back onto a wild hillside or a canyon that brings a wide variety of wildlife into the neighborhood—deer, coyotes, raccoons, rabbits, bobcats, hawks, owls, snakes, the occasional mountain lion. The street setting itself is beautiful, surrounded as it is by the golf course, ocean and island on one side and wild canyon and eucalyptus-studded hillsides on the other.

The street was mostly developed in the 1950s and 1960s, when utilities were always placed on poles above ground. This is true of many parts of Santa Barbara and Montecito developed during that time. While many of the older city streets have large, mature trees that obscure their poles and lines, on Scenic Drive, because of the uniqueness of the views, large trees were never planted. As a result, the ambiance and beauty of the street deeply suffers from the profusion of poles and wires (photo 1), and the beauty of the ocean/island views from the uphill homes is similarly compromised (photo 2). This is even more true now that Edison is replacing the more natural-looking wooden poles with shiny, mechanistic-looking poles more appropriate for a large industrial area than a small residential street (photo 3). Our understanding is that all the poles in our neighborhood will eventually be replaced by these industrial poles because we are now located in a designated fire zone. It is unimaginable how ugly dozens of these industrial poles will be, one in front of every other house on both sides of Scenic Drive.

Scenic Drive is already a unique neighborhood with much to recommend it. Under-grounding the utilities would dramatically improve the street's beauty as well as allowing the beauty of the natural surroundings to become more evident. At the same time, losing poles and wires would create much better curb appeal and desirability and dramatically improve ocean, island, and bird refuge views from the uphill homes and from the street in general. It is likely that under-grounding the utilities would not only make our street vastly more attractive but would also increase property values, enough over time, it can be argued, to offset project costs and the estimated assessment for each home.

For anyone who would like to see the difference that under-grounding utilities makes to an older development, take a drive through the Samarkand neighborhood off Las Positas in Santa Barbara.

Photo 1 – Street



Photo 2 – Views



Photo 3 – “Industrial Poles”





Scenic Drive Residential Underground Utilities Assessment District (UUAD)

UUAD Resident Petition Form - **Due December 15, 2020** - Return to Jose Rivera at jrivera@santabarbaraca.gov or to P.O. Box 1990, Santa Barbara, CA 93102

Honorable City Council

We, the undersigned property owners of not less than sixty percent (60%) of the area of land in the proposed assessment district depicted on the attached boundary map, which after a weighted mail-in ballot may be subject to assessment for the proposed improvement requested, hereby, do respectfully petition the City Council to institute the necessary proceedings to obtain estimates and parcel assessment values for the improvement of undergrounding the identified aerial utility facilities, including electrical, telephone, and cable television in this district. Improvements consist of construction of necessary substructures (trenching, conduit, manholes, and vaults) with associated engineering and administrative services and all appurtenant work thereto. It is requested that the proceedings for this improvement be instituted under the combined proceedings of the "Improvement Act of 1913," Division 12 of the Streets and Highways Code of the State of California, Article XIID of the State Constitution (Proposition 218), and City of Santa Barbara Municipal Code Chapter 4.60 - Public Works Benefit Assessment District.

Assessor Parcel Number	Parcel Address	(Print) Owner Last Name	(Print) Owner First Name	Owner Address (If different from Parcel Address)	Email Address	Owner Signature	Support Project (Yes/No)	If you do not support the project, why not?	Date
015-272-001	1466 HARBOR VIEW DR								
015-272-002	470 SCENIC DR								
015-272-003	474 SCENIC DR - 4 UNITS								
015-280-013	557 SCENIC DR								
015-280-015	556 SCENIC DR								
015-280-016	550 SCENIC DR								
015-280-017	546 SCENIC DR								
015-280-018	540 SCENIC DR								
015-280-019	534 SCENIC DR								
015-280-020	530 SCENIC DR								
015-280-021	520 SCENIC DR								
015-280-022	516 SCENIC DR								
015-280-023	510 SCENIC DR								
015-280-024	504 SCENIC DR								

015-280-025	498 SCENIC DR								
015-280-026	492 SCENIC DR								
015-280-027	482 SCENIC DR								
015-271-002	469 SCENIC DR								
015-271-033	473 SCENIC DR								
015-271-034	477 SCENIC DR								
015-280-001 & 015-202-023	489 SCENIC DR								
015-280-002	493 SCENIC DR								
015-280-003	497 SCENIC DR								
015-280-009	535 SCENIC DR								
015-280-004	503 SCENIC DR								
015-280-005	509 SCENIC DR								
015-280-006	517 SCENIC DR								
015-280-007	521 SCENIC DR								
015-280-008	525 SCENIC DR								
015-280-012	553 SCENIC DR								
015-280-010	541 SCENIC DR								
015-280-011	547 SCENIC DR								
015-271-036	463 SCENIC DR								